



20 Salesbury Drive, Billericay, CM11 2JH

Asking Price £350,000

- POPULAR SUNNYMEDE AREA
- THREE BEDROOMS
- LOUNGE WITH FRENCH DOORS ONTO GARDEN
- BATHROOM
- DRIVEWAY FOR TWO CARS
- NO ONWARD CHAIN
- SPACIOUS ENTRANCE HALL
- LARGE KITCHEN / BREAKFAST ROOM
- SEPARATE W.C
- VIEWING STRONGLY RECOMMENDED

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SPACIOUS AND WELL MAINTAINED THREE BEDROOM HOUSE IN POPULAR SUNNYMEDE AREA WITH NO ONWARD CHAIN. A double glazed door leads into the very spacious entrance hall with stairs rising to the first floor, with cupboard under, tiled floor and smooth ceiling. The Dining Room has a double glazed picture window to the rear, with the lounge also having double glazed French Doors onto the rear garden. A spacious kitchen / breakfast room with double glazed window to front, eye and base level units with work surface over incorporating sink unit, wall mounted boiler, built in electric oven with electric hob and extractor fan over, space for washing machine, dishwasher and fridge/freezer, borrowed light from lounge and smooth ceiling. To the first floor are three bedrooms, all with double glazed windows, radiator and smooth ceiling. The bathroom and separate W.C complete the first floor. Externally there is a driveway to the front providing off road parking for two vehicles. The rear garden commences with decking leading to an area of artificial grass.



Council Tax Band:



ENTRANCE HALL

13'3" x 9' reducing to 4'3"

LOUNGE

18'5" x 10'11"

DINING ROOM

8'6" x 7'5"

KITCHEN / BREAKFAST ROOM

11' x 10'2"

LANDING

BEDROOM ONE

14'11" x 10'10"

BEDROOM TWO

10'4" x 10' 3"

BEDROOM THREE

9'2" x 7'7"

BATHROOM

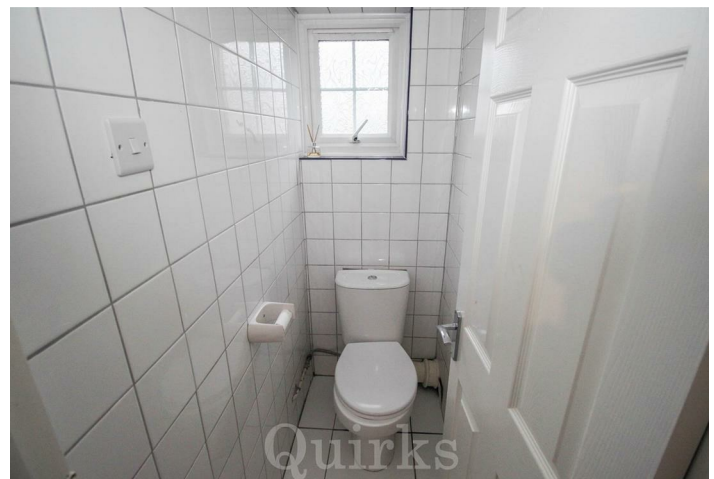
7'6" x 6'11"

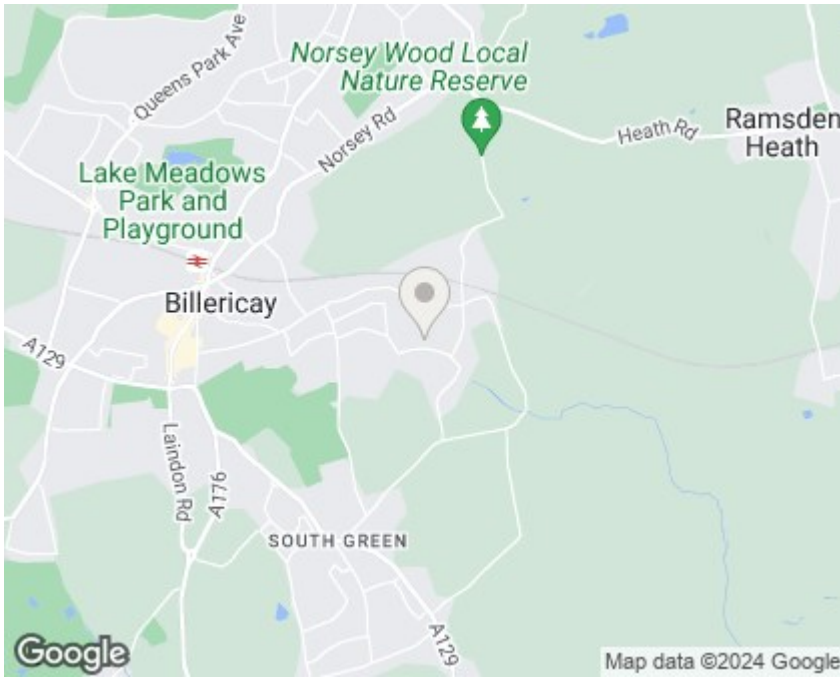
SEPARATE W.C

REAR GARDEN

31' maximum

DRIVEWAY FOR TWO VEHICLES





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

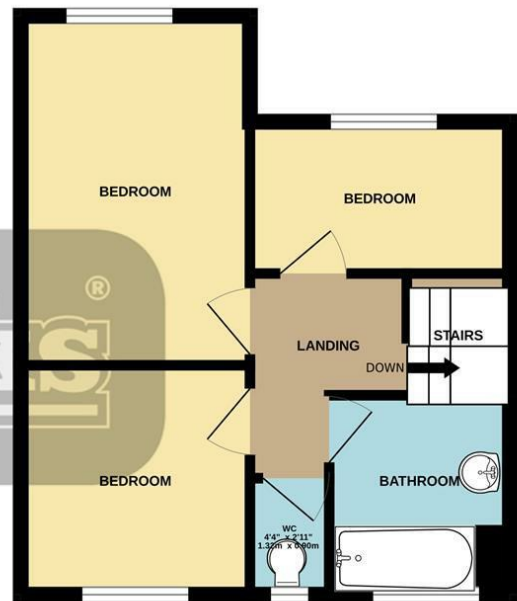
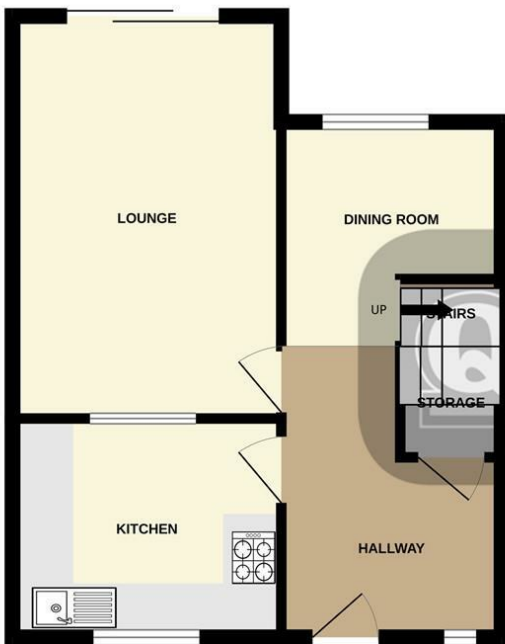
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested. Made with Metropix ©2023